

CITY of MOORPARK

A. GENERAL INFORMATION

i. Jurisdictional Information:

Population 1998:	29,300
Annual Single-Family Units Permitted (1996-98, Avg.):	59
Annual Multi-Family Units Permitted (1996-98, Avg.):	38
Total Annual Residential Units Permitted (1996-98, Avg.):	96

ii. General Fee Checklist

<i>fee used here</i>	<i>updated in 1998 or 1999?</i>	<i>fee used here</i>	<i>updated in 1998 or 1999?</i>
<input checked="" type="checkbox"/> 1. Planning Department Plan Check Fees	Y	<input type="checkbox"/> 14. Watershed / Aquifer Fees	-
<input checked="" type="checkbox"/> 2. Environmental Assessment / Review Fees	Y	<input checked="" type="checkbox"/> 15. Local Traffic Mitigation Fees	Y
<input checked="" type="checkbox"/> 3. Building Department Plan Check Fees	N	<input checked="" type="checkbox"/> 16. Reg'l Traffic / Highway Mit'n Fees	Y
<input checked="" type="checkbox"/> 4. Building Department Permit Fees	N	<input checked="" type="checkbox"/> 17. Fire Service Fees	Y
<input checked="" type="checkbox"/> 5. Engineering / Public Works Dept. Fees	N	<input checked="" type="checkbox"/> 18. Police Service Fees	Y
<input checked="" type="checkbox"/> 6. Grading Permit Fees	N	<input type="checkbox"/> 19. Public Safety Fees	-
<input checked="" type="checkbox"/> 7. Electrical Permit Fees	N	<input checked="" type="checkbox"/> 20. School District Fees	Y
<input checked="" type="checkbox"/> 8. Mechanical Permit Fees	N	<input type="checkbox"/> 21. School District Mitigation Fees	-
<input checked="" type="checkbox"/> 9. Plumbing Permit Fees	N	<input checked="" type="checkbox"/> 22. Community / Capital Facility Fees	Y
<input checked="" type="checkbox"/> 10. Electricity / Gas Connection Fees	N	<input checked="" type="checkbox"/> 23. Park Land Dedication / In-Lieu Fees	Y
<input checked="" type="checkbox"/> 11. Sanitary Sewer Connection Fees	N	<input type="checkbox"/> 24. Open Space Dedication / In-Lieu Fees	-
<input checked="" type="checkbox"/> 12. Storm Drainage Connection Fees	N	<input type="checkbox"/> 25. Afford. Hous'g Dedic'n / In-Lieu-Fees	-
<input checked="" type="checkbox"/> 13. Water Connection Fees	N	<input checked="" type="checkbox"/> 26. Special Assessment District Fees	Y

iii. Possible Fee Reductions or Waivers?

Affordable Housing Fee Reduction	N
Affordable Housing Fee Waiver	N
Senior Housing Fee Reduction	N
Senior Housing Fee Waiver	N
Fee Types Reduced or Waived:	N

iv. Use of Mello-Roos in this Jurisdiction:

single-family	not used
multi-family	not used

v. Nexus Reports

None currently available.

B. 25 UNIT SINGLE-FAMILY SUBDIVISION MODEL

i. Project Typical for Jurisdiction?

No-project is smaller than what is typically built.

ii. Expected Location of New Subdivision in this Jurisdiction:

Los Angeles Ave. @ Millard St.
Central Moorpark

iii. Expected Environmental Assessment Determination:

Negative Declaration

iv. Typical Jurisdictional Requirements for this Model:

-Off-Site Improvements:	-1/2 street (30 ft), curb, gutter, sidewalk, st. trees, st. lights, landscaping, soundwalls, utility undergrounding
-Internal Site Improvements:	-dedication of streets and infrastructure, full street, curbs, gutters, driveways, sidewalks, st. trees, st. lights, full infrastructure, utility undergrounding, traffic signs, striping of roadways, pedestrian access ramps
-Common Amenities / Open Space:	-no common amenities; private open space requirement on sq.ft./unit basis
-Affordable Housing Dedication:	-none required
-Project Management Requirements:	-Conditions of Approval; Homeowners' Association
-Typical Reporting:	-trees, traffic, lighting plan, hazardous materials statement

v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	85.50
Private Garage Valuation Price per Sq. Ft.	42.75
Total Valuation per Unit	230,850
Total Valuation per 25 Unit Subdivision Model	5,771,250

vi. Planning Fees:

	Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee	flat		2,200
Zone Change Application Fee	flat		2,464
Planned Unit Development Fee (RPD)	2200 flat + 9.55/unit		2,439
Tentative Map Fee	2728 flat + 67/lot		4,403
Final Map Fee	1671 flat + 34/lot		2,521
Certificate of Compliance	100% of RPD Fee		2,439
Landscape Review / Inspection Fee	flat		700
Traffic Model Maintenance Fee	flat		264
Negative Declaration Fee	flat		2,112
Dept. of Fish & Game Negative Declaration Fee	flat		1,275
Subtotal Planning Fees			19,542

vii. Plan Check, Permit & Inspection Fees

	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n	1520.15	38,003
Building Plan Check Fee	65% of Bldg Permit Fee @ 988.09/unit		24,702
Engineering Improvement Plan Check Fee ¹	8150 flat + 2% of Improvement val'n over 100,000		16,150
Engineering Improvement Inspection Fee ¹	100 % of Improvement Plan Check Fee		16,150
Grading Permit Issuance Fee	flat		21
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	23.09	577
Copy Fees	30 pages @ 0.75/1st copy + 0.25/2nd copy		8
Electrical Permit Fee	per fixture count	181	4,525
Plumbing Permit Fee	per fixture count	140	3,500
Mechanical Permit Fee	per fixture count	101	2,525

Elect., Plumb., Mech. Permit Issuance Fee	21/permit	21	525
Engineering Certificate of Compliance	25 @ 343/new parcel		8,575
Ventura Co. WW - Water Const. Permit ²	13 @ 60/permit		780
Ventura Co. WW - Sewer Const. Permit ²	13 @ 60/permit		780
Ventura Co. WW - Water Connect. Inspection ²	13 @ 125/connection		1,625
Ventura Co. WW - Sewer Connect. Inspection ²	13 @ 125/connection		1,625
Ventura Co. WW - Fire Flow Test	flat per unit	80	2,000
Calleguas MWD - Water Availability Letter	flat per unit	40	1,000
Calleguas MWD - Water Will Serve Letter	flat per unit	40	1,000
Subtotal Plan Check, Permit & Inspection Fees			124,071

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
Ventura Co. WW - Meter Connection Fee	360/meter	360	9,000
Ventura Co. WW - Water Capacity Impact Fee	flat per unit	1,580	39,500
Ventura Co. WW - Sewer Capacity Impact Fee	flat per unit	2,500	62,500
Calleguas MWD - Water Impact Fee	5 @ 1351/acre		6,755
Ventura Co. FC - Land Dev. Flood Acreage Fee ³	(2400 flat x 5 acres)/ 25 lots (480/unit)		12,000
Edison - Electrical Connection Fee	flat per unit	10	250
SoCal Gas - Connection Fee	flat per unit	25	625
City - Fire Protection Facilities Fee	flat per unit	232.51	5,813
Moorpark USD - School Impact Fee	1.93/sf	4,825	120,625
City - Quimby Fee ⁴	schedule based on Quimby cal'c @ 702/unit		17,550
City - Library Facilities Fee	flat per unit	460.56	11,514
City - Air Quality Impact Fee ⁵	flat per unit	2,772	69,300
City - Police Facilities Fee	flat per unit	392.40	9,810
Subtotal Infrastructure, Impact & District Fees			365,242

ix. Totals

Total Fees for 25 Unit Single-Family Subdivision Model (total of subtotals above)	508,855
Total Fees per Unit (total from above / 25 units)	20,354

C. SINGLE-FAMILY INFILL UNIT MODEL

i. Project Typical for Jurisdiction?

No-most infill units are on lots at least 1 acre.

ii. Expected Location of New Infill Unit in this Jurisdiction:

Everett @ Charles

iii. Expected Environmental Assessment Determination:

Categorical Exemption

iv. Typical Jurisdictional Requirements for this Model:

-Site Improvements	-match current neighborhood infrastructural standards; street trees, driveway
-Typical Reporting:	-trees, traffic, lighting plan, hazardous materials statement

v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	85.50
Private Garage Valuation Price per Sq. Ft.	42.75
Total Valuation per Model	230,850

vi. Planning Fees:	Type / Fee Calculation	Per Unit	Fee Amount
Zoning Clearance Fee	flat		44
Subtotal Planning Fees			44

vii. Plan Check, Permit & Inspection Fees	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n	1520.15	1,520
Building Plan Check Fee	65% of Bldg Permit Fee @ 988.09/unit		988
Engineering Improvement Plan Check Fee ¹	flat		292
Engineering Improvement Inspection Fee ¹	flat		332
Grading Permit Issuance Fee	flat		21
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	23.09	23
Copy Fees	15 pages @ 0.75/1st copy + 0.25/2nd copy		4
Electrical Permit Fee	per fixture count	181	181
Plumbing Permit Fee	per fixture count	140	140
Mechanical Permit Fee	per fixture count	101	101
Elect., Plumb., Mech. Permit Issuance Fee	21/permit	21	21
Ventura Co. WW - Water Const. Permit ²	1 @ 60/permit		60
Ventura Co. WW - Sewer Const. Permit ²	1 @ 60/permit		60
Ventura Co. WW - Water Connect. Inspection ²	1 @ 125/connection		125
Ventura Co. WW - Sewer Connect. Inspection ²	1 @ 125/connection		125
Ventura Co. WW - Fire Flow Test	flat per unit	80	80
Calleguas MWD - Water Availability Letter	flat per unit	40	40
Calleguas MWD - Water Will Serve Letter	flat per unit	40	40
Subtotal Plan Check, Permit & Inspection Fees			4,153

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
Ventura Co. WW - Meter Connection Fee	360/meter	360	360
Ventura Co. WW - Water Capacity Impact Fee	flat per unit	1,580	1,580
Ventura Co. WW - Sewer Capacity Impact Fee	flat per unit	2,500	2,500
Calleguas MWD - Water Impact Fee	0.14 @ 1351/acre		189
Ventura Co. FC - Land Dev. Flood Acreage Fee ³	(2400 flat x 0.14 acres)/ 1 lot (336/unit)		336
Edison - Electrical Connection Fee	flat per unit	10	10
SoCal Gas - Connection Fee	flat per unit	25	25
City - Fire Protection Facilities Fee	flat per unit	232.51	233
Moorpark USD - School Impact Fee	1.93/sf	4,825	4,825
City - Library Facilities Fee	flat per unit	460.56	461
City - Air Quality Impact Fee ⁵	flat per unit	2,772	2,772
City - Police Facilities Fee	flat per unit	392.40	392
Subtotal Infrastructure, Impact & District Fees			13,683

ix. Totals

Total Fees for Single-Family Infill Unit Model (total of subtotals above)	17,880
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D. 45 UNIT MULTI-FAMILY MODEL

i. Project Typical for Jurisdiction?

No-the project is smaller than what is typically built, and multi-family units are not common.

ii. Expected Location of 45 Unit Multi-Family Development in this Jurisdiction:

Los Angeles Ave. @ Shasta

iii. Expected Environmental Assessment Determination:

Negative Declaration

iv. Typical Jurisdictional Requirements for this Model:

-Off-Site Improvements:	-1/2 street (30 ft), curb, gutter, sidewalk, st. trees, st. lights, landscaping, soundwalls, utility undergrounding
-Internal Site Improvements:	-dedication of streets and infrastructure, full street, curbs, gutters, driveways, sidewalks, st. trees, st. lights, full infrastructure, utility undergrounding, traffic signs, striping of roadways, pedestrian access ramps
-Common Amenities / Open Space:	-no common amenities; private open space requirement on sq.ft./unit basis
-Affordable Housing Dedication:	-none required
-Project Management Requirements:	-Conditions of Approval; Management Agreement
-Typical Reporting:	-trees, traffic, lighting plan, hazardous materials statement

v. Model Valuation Information:

Multi-Family Dwelling Unit Valuation Price per Sq. Ft.	75.80
Private Garage Valuation Price per Sq. Ft.	47.75
Total Valuation per Unit	84,350
Total Valuation per 45 Unit Subdivision Model	3,795,750

vi. Planning Fees:

	Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee	flat		2,200
Zone Change Application Fee	flat		2,464
Planned Unit Development Fee (RPD)	2200 flat + 9.55/unit		2,630
Certificate of Compliance	100% of RPD Fee		2,630
Landscape Review / Inspection Fee	flat		700
Traffic Model Maintenance Fee	flat		264
Negative Declaration Fee	flat		2,112
Dept. of Fish & Game Negative Declaration Fee	flat		1,275
Subtotal Planning Fees			14,275

vii. Plan Check, Permit & Inspection Fees

	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n	767.74	34,548
Building Plan Check Fee	65% of Bldg Permit Fee @ 499.03/unit		22,456
Engineering Improvement Plan Check Fee ¹	8150 flat + 2% of Improvement val'n over 100,000		16,150
Engineering Improvement Inspection Fee ¹	100 % of Improvement Plan Check Fee		16,150
Grading Permit Issuance Fee	flat		21
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	8.44	380
Copy Fees	30 pages @ 0.75/1st copy + 0.25/2nd copy		8
Electrical Permit Fee	per fixture count	163	7,335
Plumbing Permit Fee	per fixture count	132	5,940
Mechanical Permit Fee	per fixture count	86	3,870
Elect., Plumb., Mech. Permit Issuance Fee	21/permit	21	945

Ventura Co. WW - Water Const. Permit ²	19 @ 60/permit	1,140
Ventura Co. WW - Sewer Const. Permit ²	19 @ 60/permit	1,140
Ventura Co. WW - Water Connect. Inspection ²	19 @ 125/connection	2,375
Ventura Co. WW - Sewer Connect. Inspection ²	19 @ 125/connection	2,375
Ventura Co. WW - Fire Flow Test	flat per unit 80	3,600
Calleguas MWD - Water Availability Letter	flat per unit 40	1,800
Calleguas MWD - Water Will Serve Letter	flat per unit 40	1,800

Subtotal Plan Check, Permit & Inspection Fees		122,033
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viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
Ventura Co. WW - Meter Connection Fee	360/meter	360	16,200
Ventura Co. WW - Water Capacity Impact Fee	flat per unit	1,580	71,100
Ventura Co. WW - Sewer Capacity Impact Fee	flat per unit	2,000	90,000
Calleguas MWD - Water Impact Fee	3 @ 1001/acre		3,003
Ventura Co. FC - Land Dev. Flood Acreage Fee ³	3 @ 2400/acre		16,209
Edison - Electrical Connection Fee	flat per unit	10	450
SoCal Gas - Connection Fee	flat per unit	25	1,125
City - Fire Protection Facilities Fee	flat per unit	170.95	7,693
Moorpark USD - School Impact Fee	1.93/sf	1,930	86,850
City - Quimby Fee ⁴	schedule based on Quimby cal'c @ 240/unit		10,800
City - Library Facilities Fee	flat per unit	298.46	13,431
City - Air Quality Impact Fee ⁵	flat per unit	2,772	124,420
City - Police Facilities Fee	flat per unit	254.29	11,443
Subtotal Infrastructure, Impact & District Fees			452,724

ix. Totals

Total Fees for 45 Unit Multi-Family Model (total of subtotals above)	589,032
Total Fees per Unit (total from above / 45 units)	13,090

Notes: ¹ Includes Grading.

² Only applies to connections to the existing line, not new connections.

³ In calculating this fee, public open space or "Parcel X," which is dedicated to Ventura County Flood Control, may be deducted from the total acreage.

⁴ Developers are also required to pay to develop the park.

⁵ Fee varies based on area of contribution.